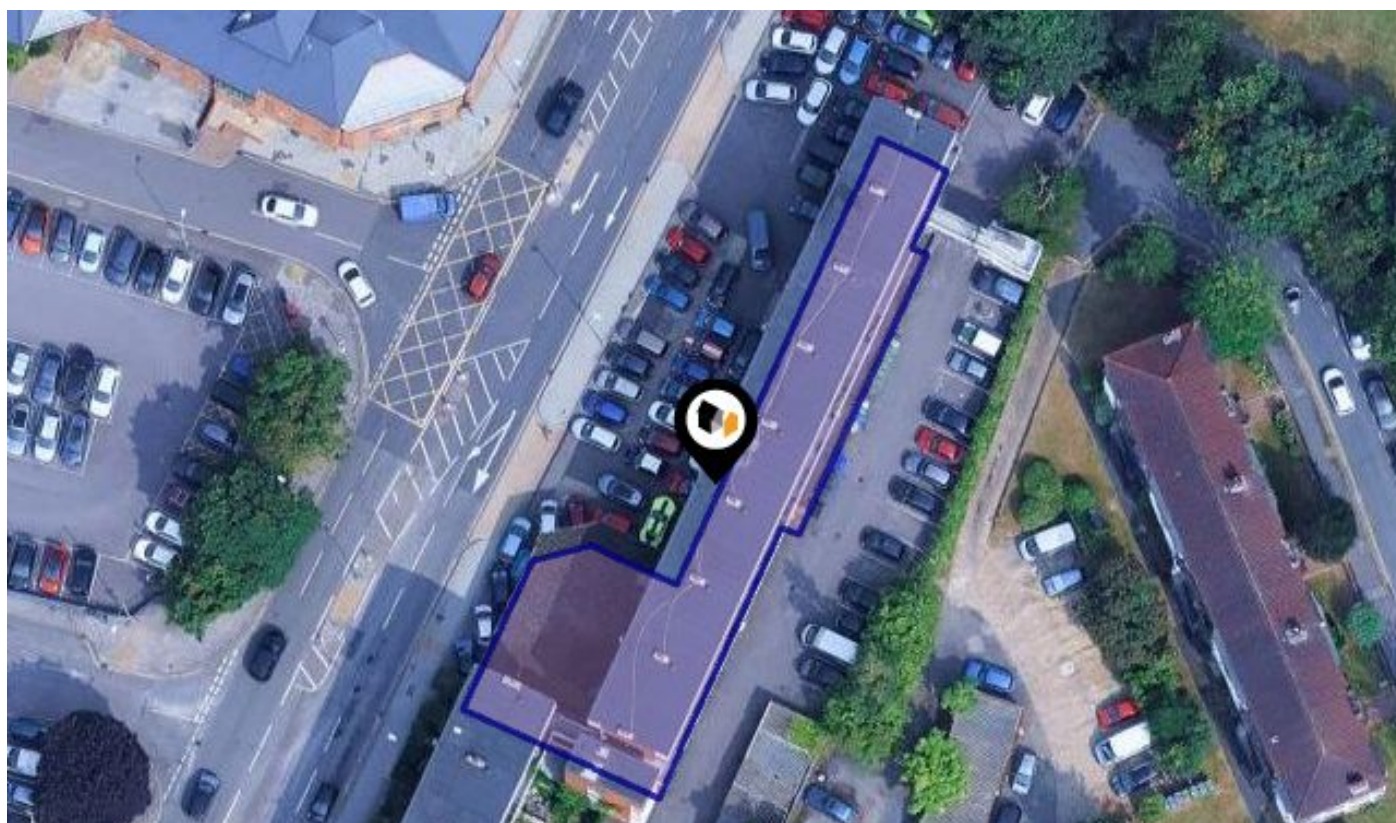




MIR: Material Info

The Material Information Affecting this Property

Tuesday 16th June 2026



QUEEN STREET, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *Thomsons Garage Queen Street Hitchin SG4 9TL*

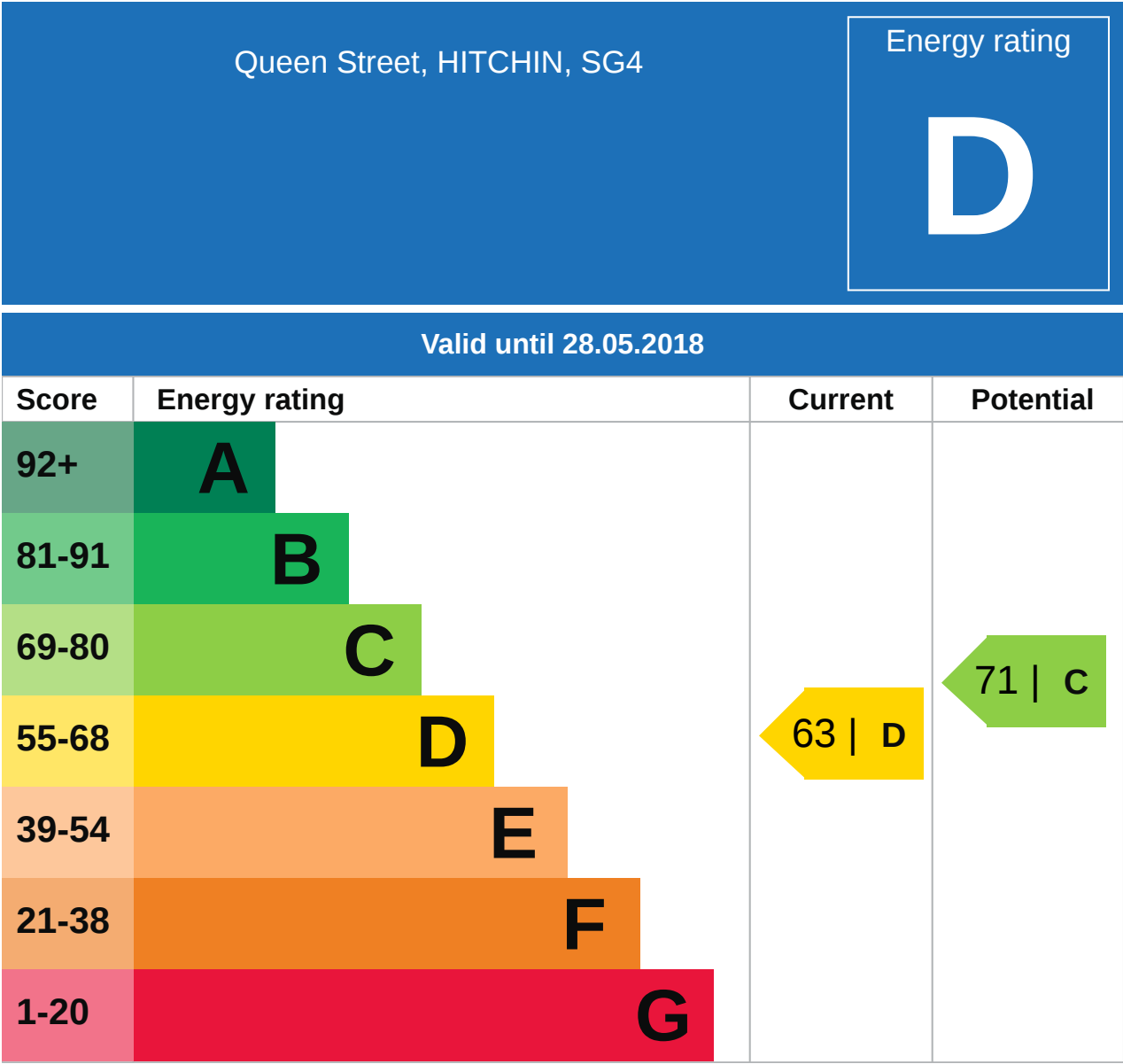
Reference - 88/00959/1A	
Decision:	Decided
Date:	26th May 1988
Description:	Internally illuminated fascia and double sided projecting sign.

Planning records for: *Flat 13 Woodcote House Queen Street Hitchin SG4 9TL*

Reference - 10/02567/1PUD	
Decision:	Decided
Date:	25th October 2010
Description:	Conversion of existing self-contained flat into House of Multiple Occupancy

Planning records for: *Flat 1A Woodcote House Queen Street Hitchin SG4 9TL*

Reference - 87/01785/1	
Decision:	Decided
Date:	26th November 1987
Description:	Alterations and change of use of surgery to 2 self contained flats



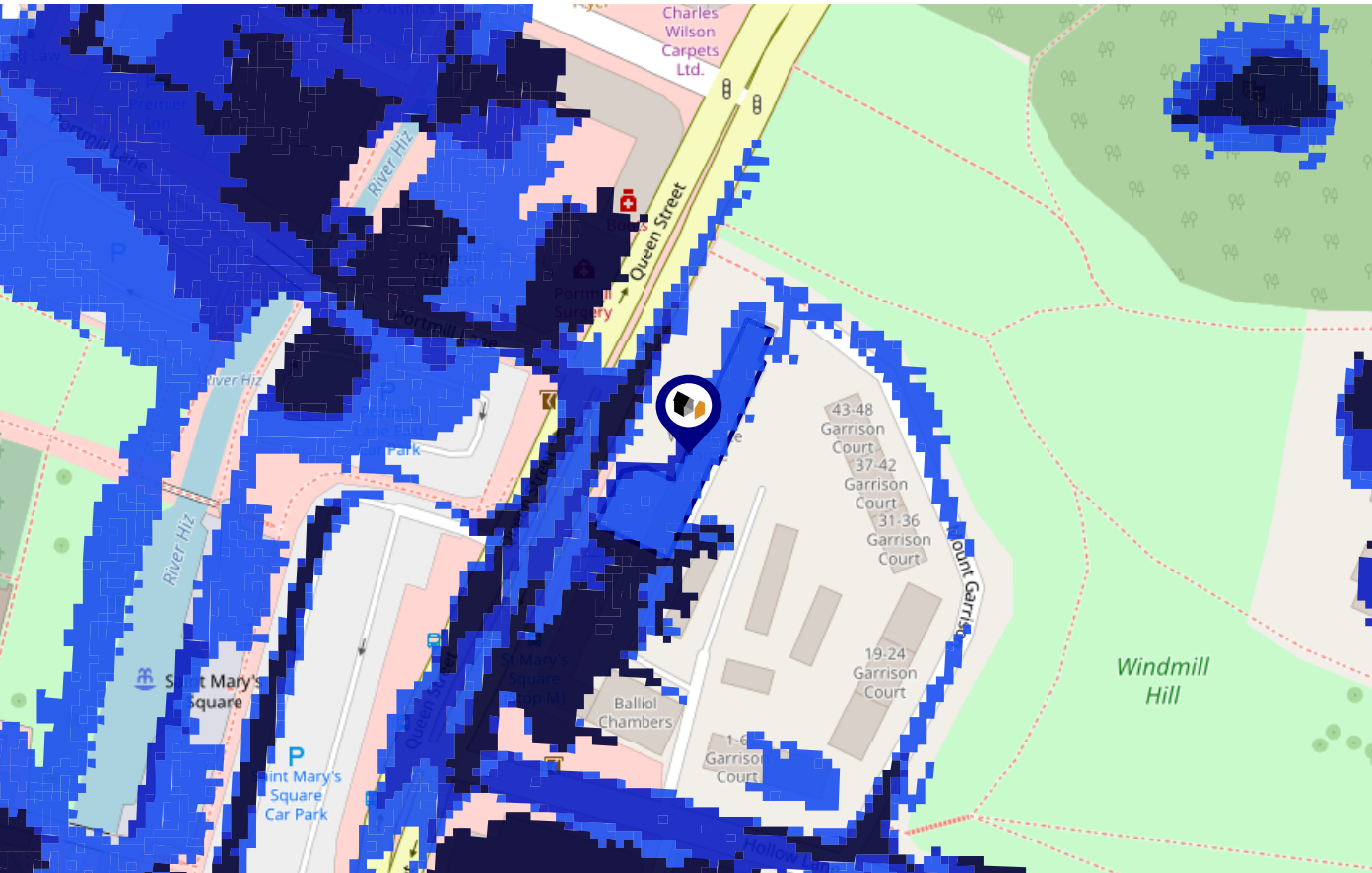
Additional EPC Data

Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 22% of fixed outlets
Lighting Energy:	Poor
Floors:	(other premises below)
Secondary Heating:	None

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

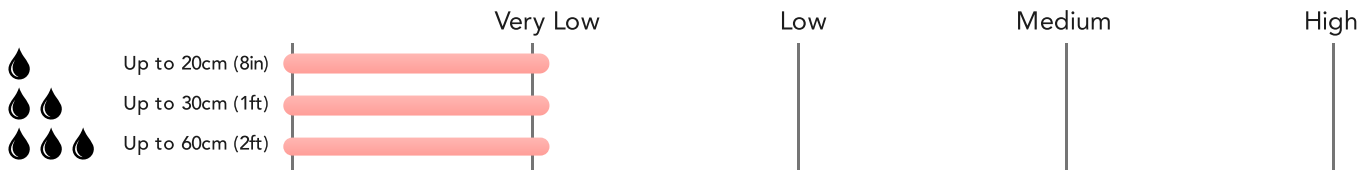


Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

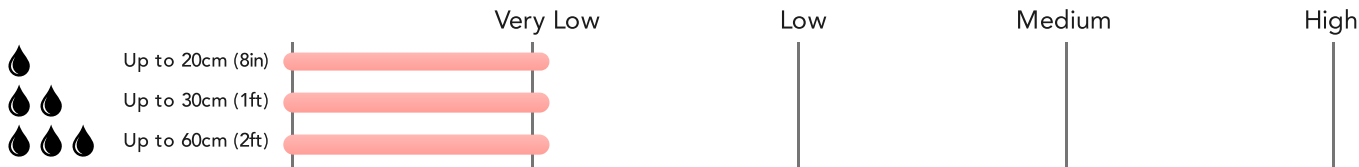


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

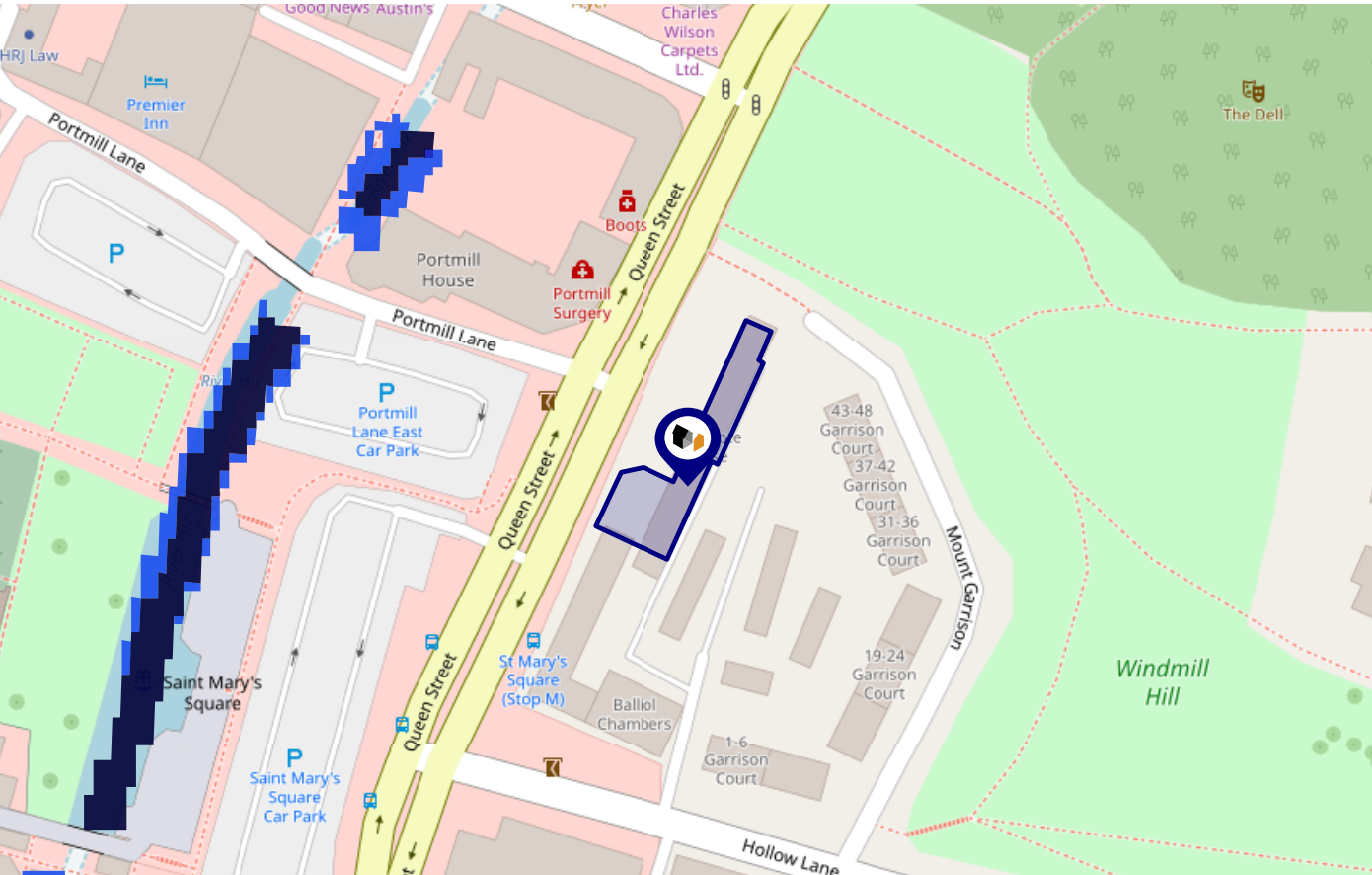
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

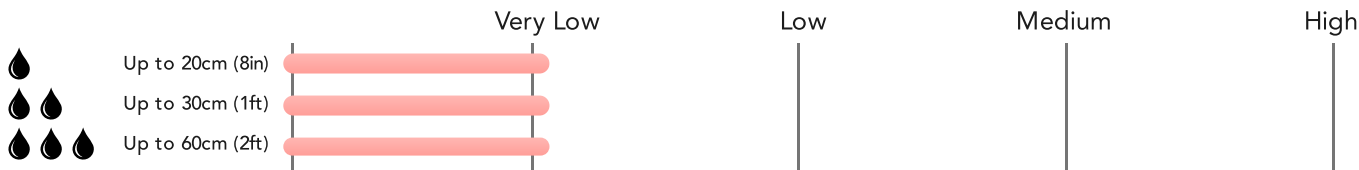


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

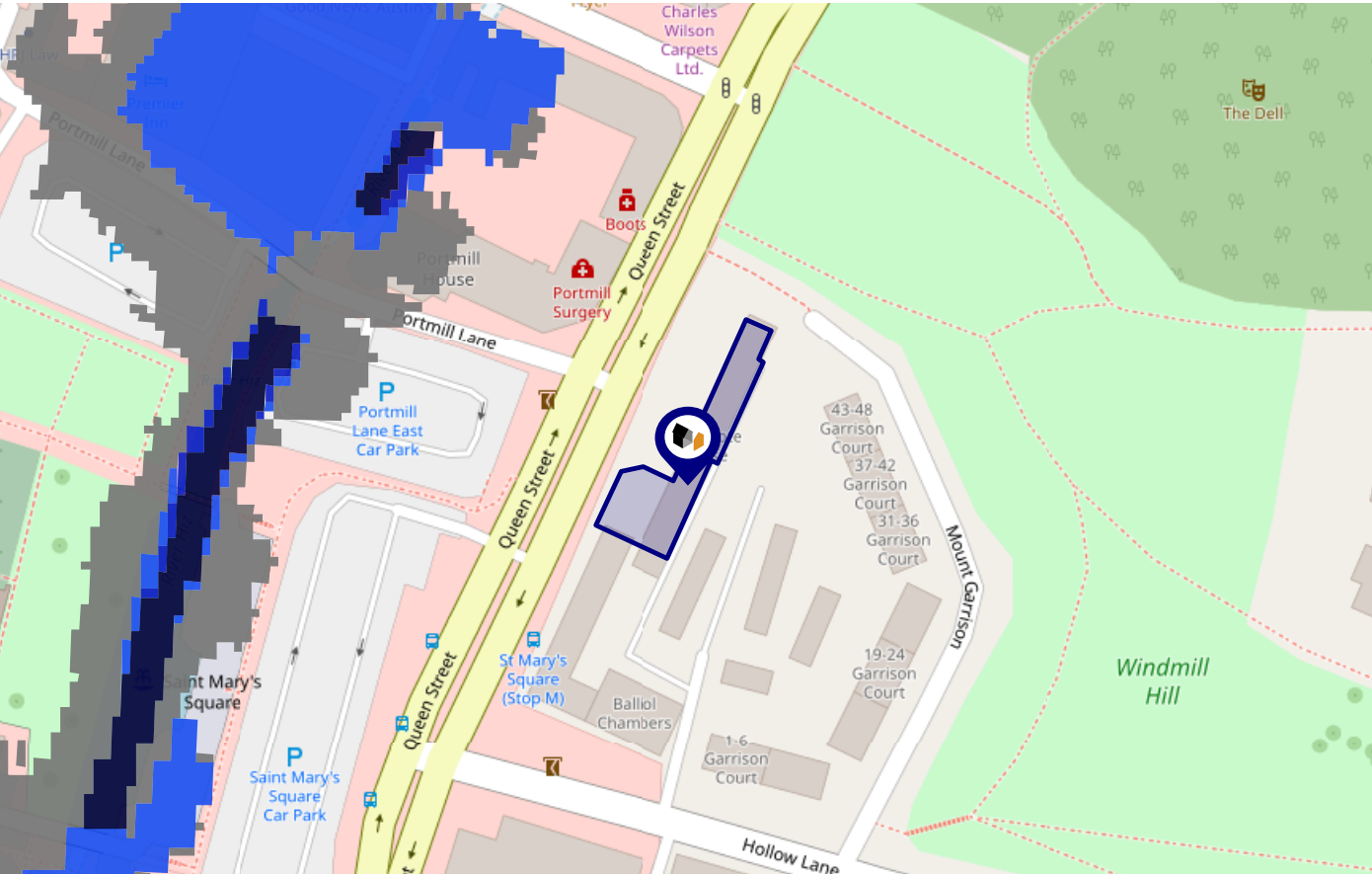
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

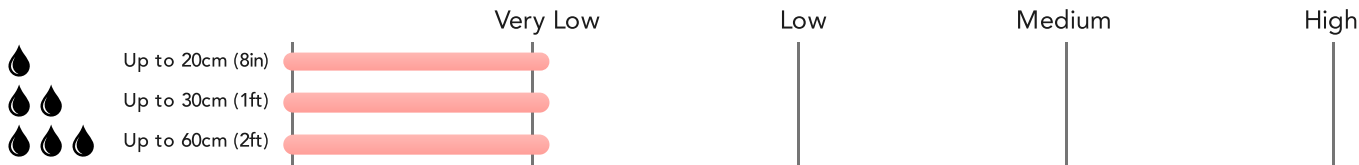


Risk Rating: Very low

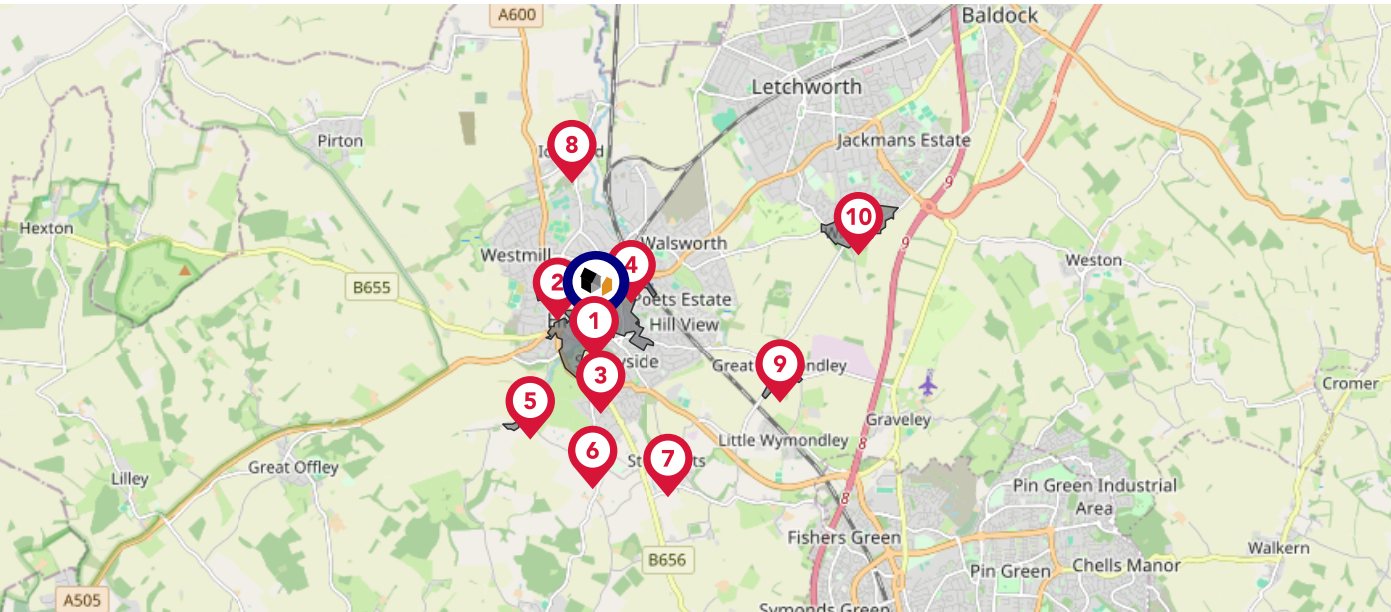
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

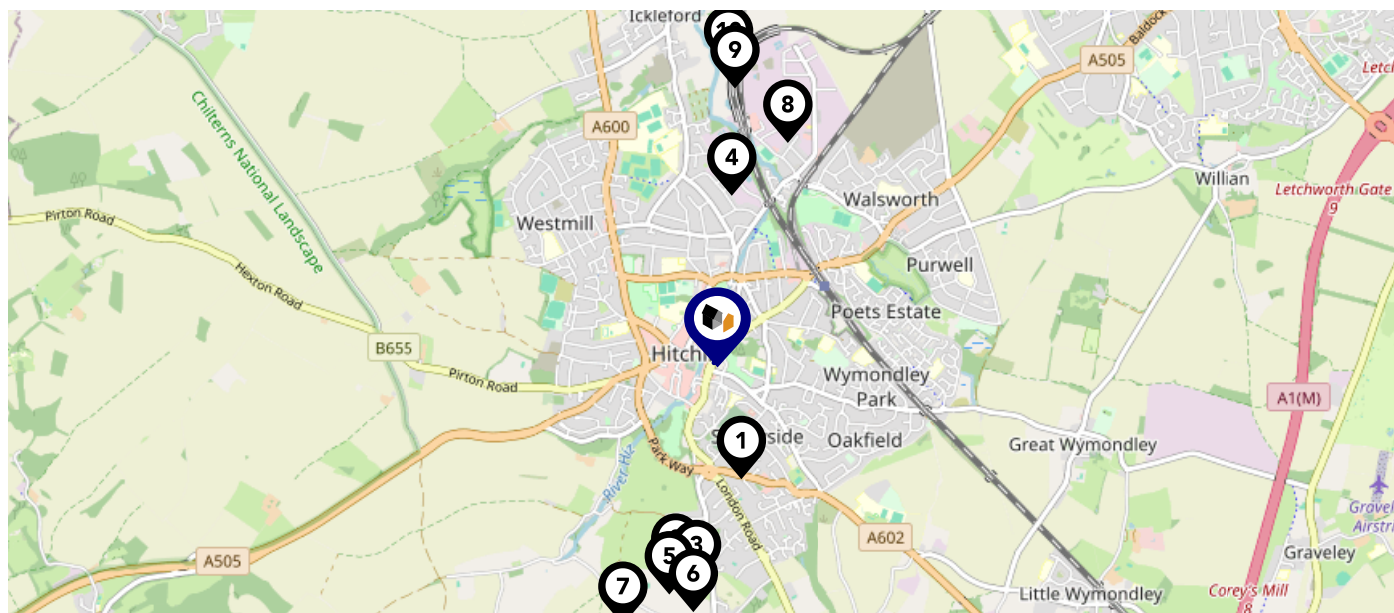


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hitchin
2	Butts Close, Hitchin
3	Hitchin Hill Path
4	Hitchin Railway and Ransom's Recreation Ground
5	Charlton
6	Gosmore
7	St Ippolyts
8	Ickleford
9	Great Wymondley
10	Willian

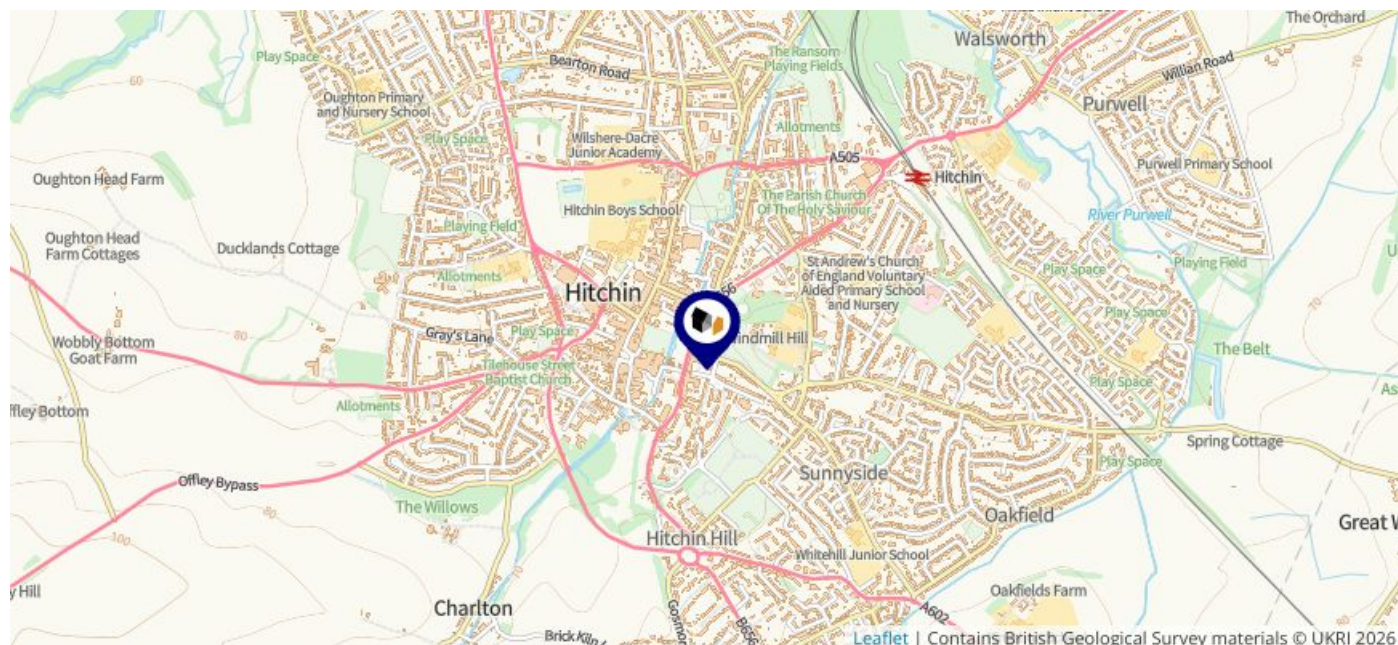
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	☐
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
4	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	☐
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
7	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	☐
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	☐
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	☐
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	☐

This map displays nearby coal mine entrances and their classifications.



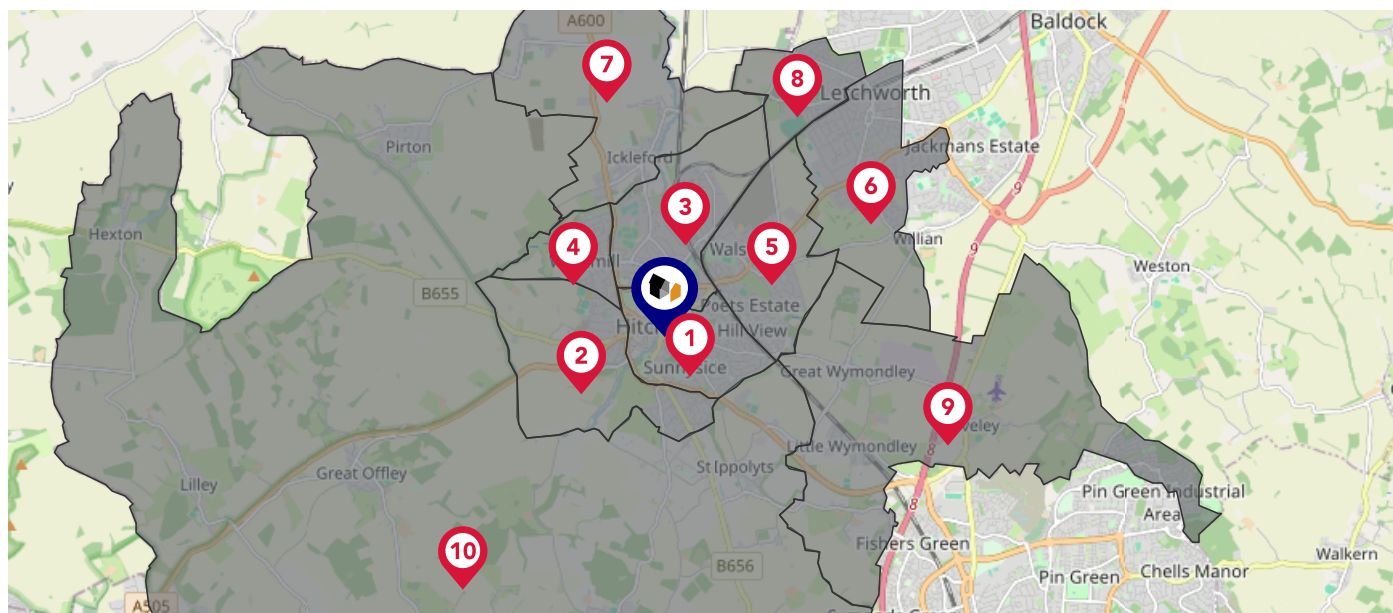
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

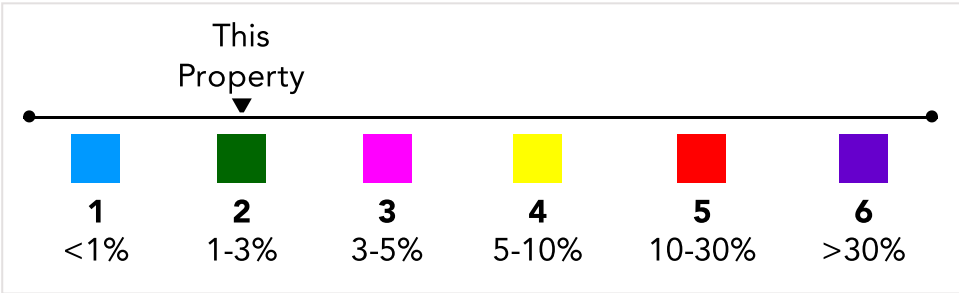
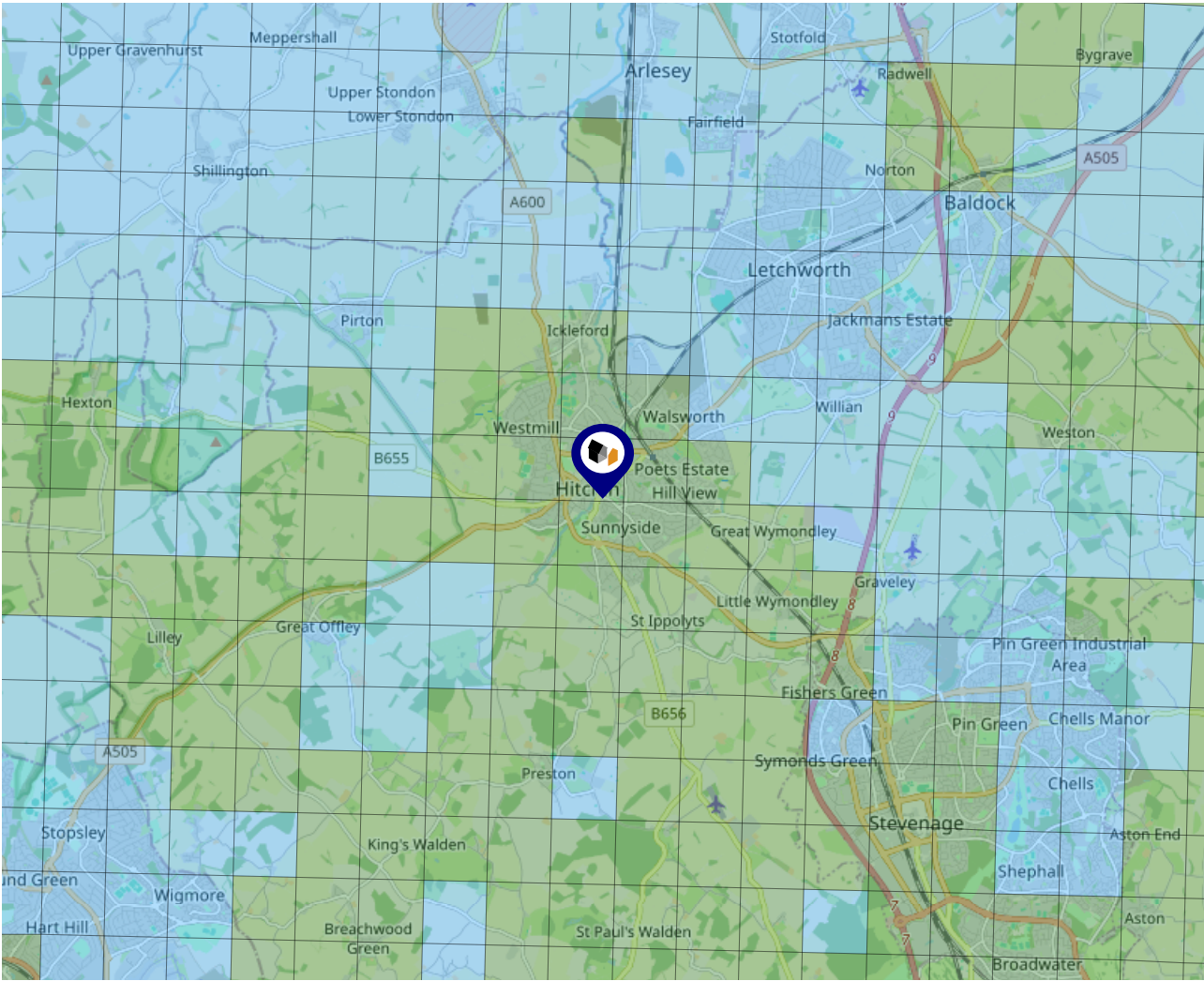


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Priory Ward
- 3 Hitchin Bearton Ward
- 4 Hitchin Oughton Ward
- 5 Hitchin Walsworth Ward
- 6 Letchworth South West Ward
- 7 Cadwell Ward
- 8 Letchworth Wilbury Ward
- 9 Chesfield Ward
- 10 Hitchwood, Offa and Hoo Ward

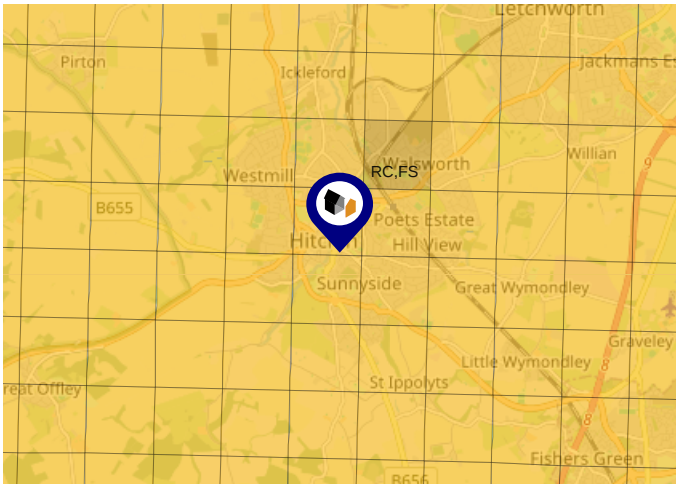
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

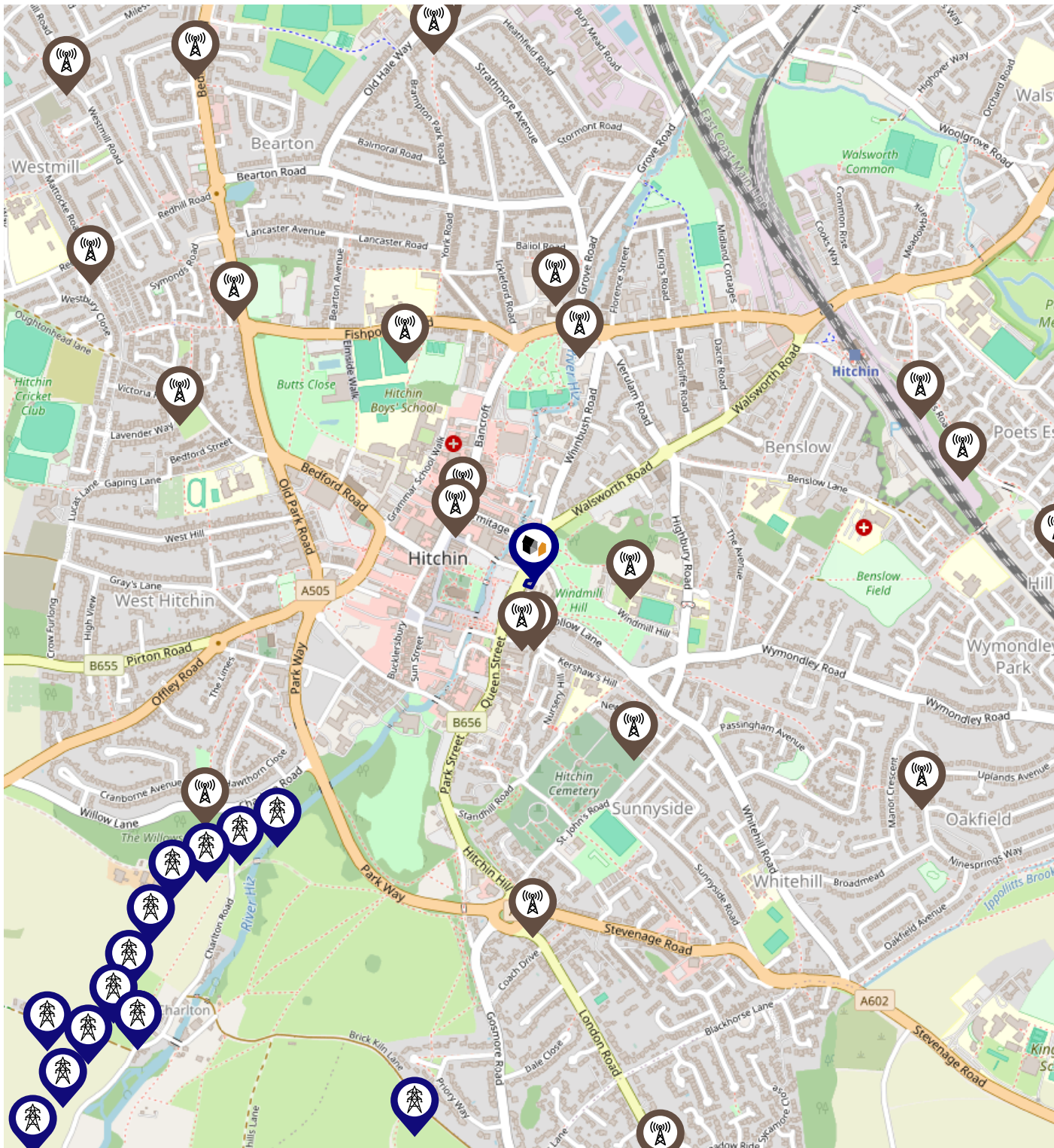


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1102205 - 11, Churchyard	Grade II	0.1 miles
 1296273 - Church Of Saint Mary	Grade I	0.1 miles
 1102160 - 14, Churchyard	Grade II	0.1 miles
 1390955 - Buildings On The Ransoms Site	Grade II	0.1 miles
 1102128 - 1, Walsworth Road	Grade II	0.1 miles
 1102183 - 121, Bancroft	Grade II	0.1 miles
 1102181 - Biggin Almshouses	Grade II	0.1 miles
 1102161 - 15, Churchyard	Grade II	0.1 miles
 1448128 - Hitchin War Memorial	Grade II	0.1 miles
 1173600 - 7 And 8, Portmill Lane	Grade II	0.1 miles
 1102162 - 24-28, Churchyard	Grade II	0.1 miles

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

There are some restrictions and covenants to the lease as advised to the vendor. Particulars not specified.

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

Property Lease Information

Leasehold:

We have been advised by the vendor that the remaining lease on the property is 101 years from May 2009, with a Service Charge and combined Ground Rent of £562.62 paid quarterly.

Listed Building Information

Not listed

Stamp Duty

not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

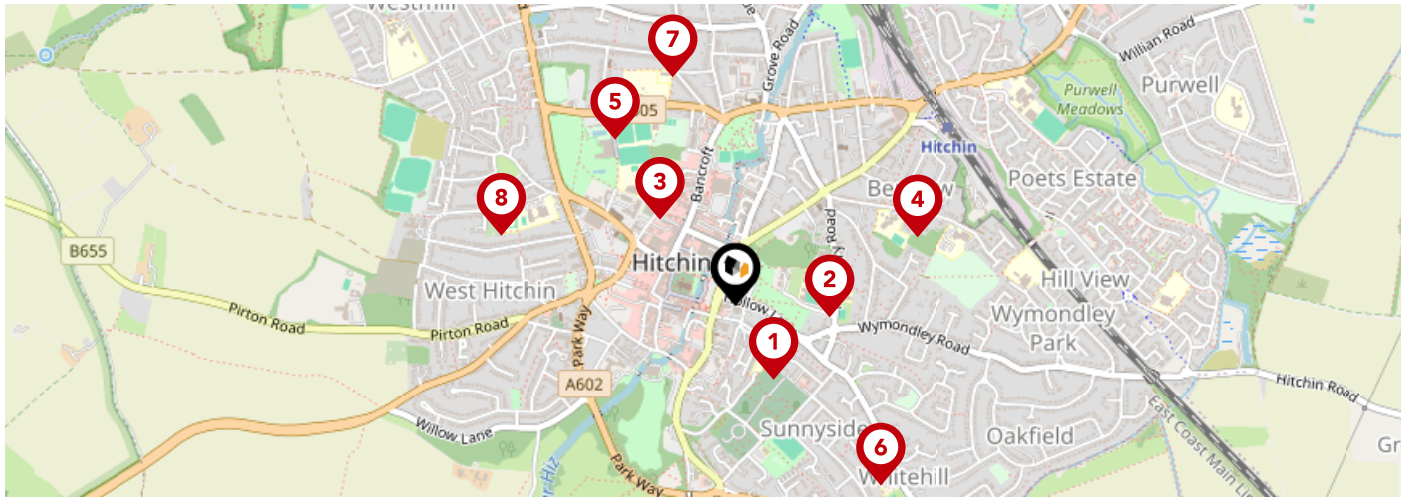
YES - GCH

Water Supply

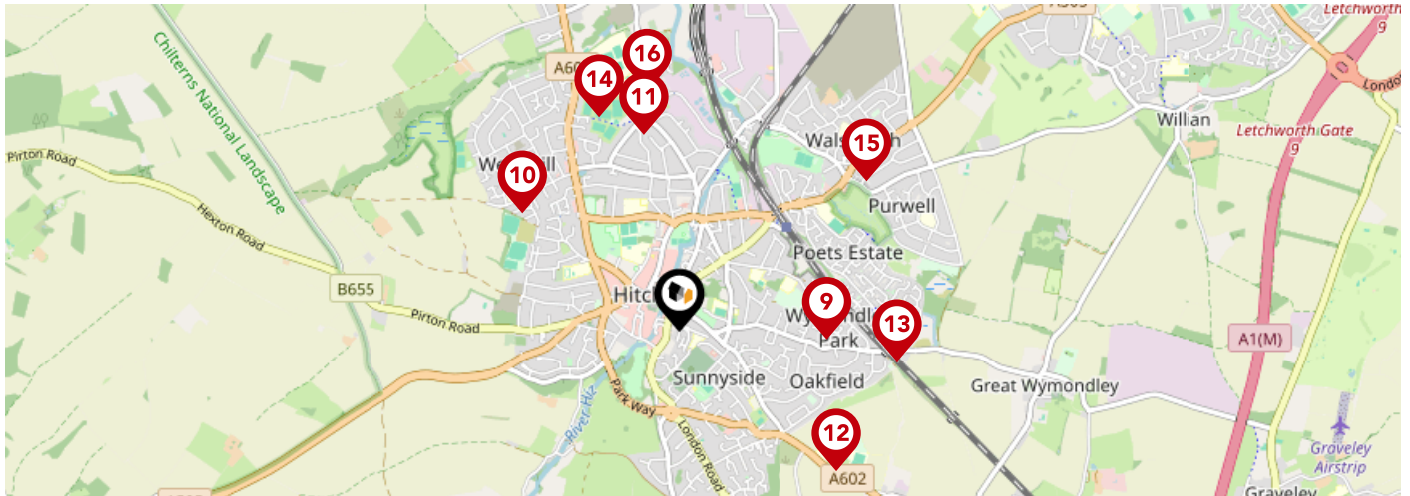
YES - Mains

Drainage

YES - Mains



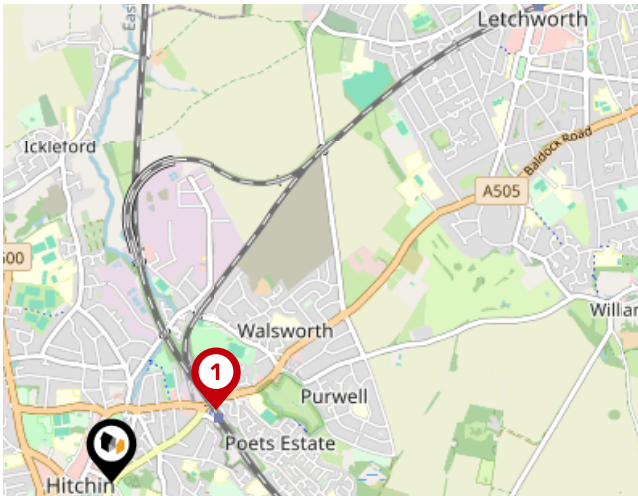
		Nursery	Primary	Secondary	College	Private
1	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.19	☐	☒	☐	☐	☐
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.22	☐	☐	☒	☐	☐
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.26	☐	☐	☒	☐	☐
4	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.45	☐	☒	☐	☐	☐
5	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.47	☐	☒	☐	☐	☐
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.53	☐	☒	☐	☐	☐
7	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.54	☒	☐	☐	☐	☐
8	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.56	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.68	☐	☒	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.9	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.91	☐	☒	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.96	☐	☐	☒	☐	☐
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1	☐	☒	☐	☐	☐
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.05	☐	☐	☒	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.1	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.11	☐	☒	☐	☐	☐

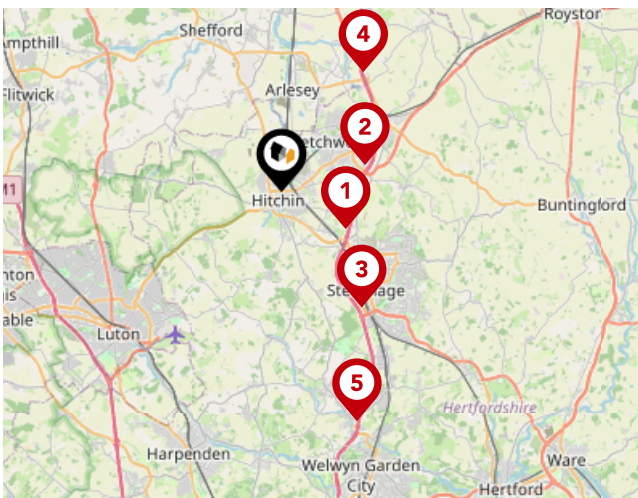
Area

Transport (National)



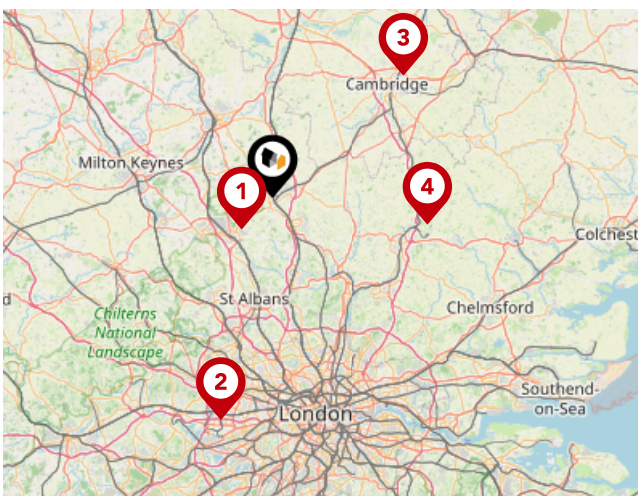
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.58 miles
2	Letchworth Rail Station	2.91 miles
3	Letchworth Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.7 miles
2	A1(M) J9	3.19 miles
3	A1(M) J7	5.1 miles
4	A1(M) J10	5.33 miles
5	A1(M) J6	8.79 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.46 miles
2	Heathrow Airport	33.66 miles
3	Cambridge	26.12 miles
4	Stansted Airport	23.17 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Square	0.07 miles
2	Hermitage Road	0.12 miles
3	ASDA	0.19 miles
4	Bancroft	0.15 miles
5	Hollow Lane	0.19 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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